

## Project Narrative – 249 Day Street, Newington

### Purpose of Proposed Activity:

The applicant is seeking to utilize an existing parking lot on the westerly portion of property at 249 Day Street, Newington, Connecticut. The lot will contain a total of fifty (50) 10' x 26' parking spaces and be used as vehicle storage for commercial trucking operators only, not the general public. No buildings are proposed to be constructed. Additional lawn areas along Day Street are planned and will reduce the overall amount of impervious coverage. A two-foot (2') wide riprap filter strip is proposed between the edge of the parking lot and the lawn area to improve drainage and disrupt sheet flow coming off from the pavement.

### Description of Proposal:

Upon acquiring the property, the applicant found that a portion of the property had been used as an illegal dumping area, containing mattresses and construction debris. As part of the clean-up process, the applicant cleared some vegetation and conducted some minor regrading within the 100' upland review area. The area that was disturbed is approximately 7,250 sq. ft. or 0.166 acres. No fill was brought onto the site.

The applicant is proposing to stabilize this cleared area with plantings and grass once the weather permits. A silt fence will be installed to further protect against erosion. A hedge row of mountain laurels will delineate the boundary of the upland review area.

The regulated activity is the (previous) clearing and minor regrading of approximately 7,250 sq. ft. (0.166 acres) of upland review area. No wetlands were impacted and there is no proposed impact to the wetlands on the property.

### Environmental Impact of Proposal:

Minor regrading and clearing of vegetation in an area that was previously disturbed by illegal dumping.

### Alternatives:

Because the clearing and regrading has already taken place, no alternatives are proposed.

### Short Term Uses versus Long Term Productivity:

The cleaning, clearing, and regrading have already taken place. No further impacts to the Upland Review Area are contemplated. The area is proposed to be reseeded, planted, and

stabilized. No building construction is being considered. The parking lot is already constructed and is not within any regulated areas. There will not be any increase in impervious coverage, and therefore, no increase in runoff.

**Reasonable Use of Property and Suitability of Activity:**

The property is located in an industrial zone. Auto storage in the industrial zone is allowed via a Special Permit and an application has or will be submitted to the Town Plan and Zoning Commission.

The parking lot will contain 50 parking spaces. Due to its small size, there should be no impact to the surrounding properties or the health and safety of the public in terms of noise, emissions, traffic, and the like.